LOT 1
NORTH HAMPTON #4 PB 6/384

TANTON GENE D & EMILY K
96001 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

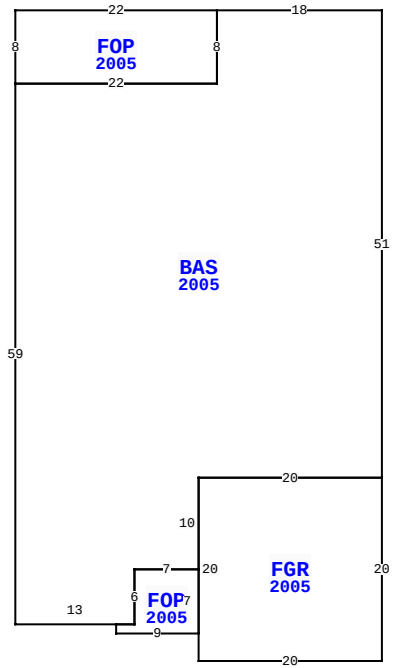
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2005	2,142	268,969
FGR	400	55	2005	220	27,625
FOP	51	30	2005	15	1,883
FOP	176	30	2005	53	6,655
TOTALS	2,769			2,430	305,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,430	105.1099	138.75	337,162	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2142 HX Base Yr 2023



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

96001 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,132
TOTAL MARKET OB/XF VALUE		40,091
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		430,223
SOH/AGL Deduction		0
ASSESSED VALUE		430,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,501
TOTAL JUST VALUE		430,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17114	SWIM POOL	35,600	02/01/2006
E15710	ELEC OTHER	2,000	09/01/2005
M10346	MECH OTHER	0	09/01/2005
P059839	NEW CONSTR	0	08/01/2005
R0507810	REPAIR/RRF	5,000	06/01/2005
B0515481	NEW CONSTR	180,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1051	6/03/2022	WD	Q	I	01	486,000
GRANTOR: CLEVES ALAN A & ANGEL						
GRANTEE: TANTON GENE D & EMI						
2112/1966	4/10/2017	WD	U	I	19	245,000
GRANTOR: MAURO KIMBERLY P/R						
GRANTEE: CLEVES ALAN A & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W22 S8 E22 N8$ S8 W22 S59 E13 N6 E7 FOP=[YR=2005] W7S6 W2 S1 E9 N7$ N10 FGR=[YR=2005] S20 E20 N20 W20$ E20 N51$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0845	KOOL DECK	0	100	0	0	730.00	SF	14.50	14.50	100	2006	2006	3	86	9,103	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	24	960	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
4	0911	SCRN RM A	0	100	40	31	1,240.00	SF	17.50	17.50	100	2006	2006	3	24	5,208	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
6	0810	CONCRETE A	0	100	41	18	738.00	SF	6.50	6.50	100	2005	2005	3	84	4,029	
7	0810	CONCRETE A	0	100	12	2	24.00	SF	6.50	6.50	100	2005	2005	3	84	131	
8	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2006	2006	3	40	17,340	

LAND DESCRIPTION

TOTAL OB/XF 40,091

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS